

PLANNING COMMISSION REPORT



MEETING DATE: November 10, 2004

ITEM No. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

City of Scottsdale Water Treatment Facility Site 115 - 24-UP-2004

REQUEST

Request for a Municipal Use Master Site Plan for the City's Well Site 115 Water Quality Improvement Project on approximately 15 acres located at 21790 N Hayden Road with Single Family Residential District (R1-35) zoning.

Key Items for Consideration:

- The request is for a new City water treatment facility that will remove arsenic from water.
- The site is over one acre in size, therefore a Municipal Use Master Site Plan is required.
- The case was initiated by the Planning Commission on September 29, 2004.
- Phone calls of interest in this project have been received, but there has not been any indication of opposition.

OWNER

City of Scottsdale
480-312-4327

APPLICANT CONTACT

Thyra Ryden-Diaz
City of Scottsdale
480-312-4327

LOCATION

21790 N Hayden Rd

BACKGROUND

Zoning.

The site is zoned R1-35 (Single-family Residential), which allows residential uses and municipal uses such as this water treatment facility.

General Plan.

The General Plan Land Use Element designates the property as Cultural/Institutional or Public Uses. Public uses include public and private utilities like water treatment facilities, government buildings, and schools.



Context.

| | Zoning | Land Use |
|-------|--|--|
| North | R1-43 (Single-family residential) R-5 (Multiple-family residential) | Power Substation Drainage basin, High-power tension lines |
| East | S-R (Service Residential) | Unimproved |
| South | R1-5 PCD (Single-family Residential, Planned Community Development District) | Single-family residences |
| West | R1-5 PCD (Single-family Residential, Planned Community Development District) | Single-family residences |

ARSENIC TREATMENT
REQUIREMENTS

Federal Safe Drinking Water Act.

The Safe Drinking Water Act (SDWA), which was enacted in 1974, is the main federal law that ensures the quality of Americans' drinking water. The primary objective of the SDWA and its implementation is to protect public health by ensuring safe drinking water.

Under SDWA, the Environmental Protection Agency (EPA) sets standards for drinking water quality and oversees the agencies that implement those standards. On January 22, 2001, the EPA adopted a new public health standard for arsenic in public drinking water systems. The standard, which is currently 50 parts per billion (ppb), was lowered to 10 ppb. Public water systems must comply with the 10 ppb standard beginning January 23, 2006.

For Scottsdale, arsenic is a naturally occurring constituent found in our groundwater supplies. All of Scottsdale's wells meet the current arsenic standard of 50 ppb, but many exceed the new 10 ppb standard. In order to ensure compliance with the anticipated new Federal regulations, Scottsdale began planning in 1998/1999. This resulted in recommendations to construct 8 clustered water treatment facilities that would treat water from multiple well sites for the purpose of removing arsenic from Scottsdale's groundwater sources. Well Site 115 is one of these clustered arsenic treatment facilities.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This request is for a Municipal Use Master Site Plan to add a new arsenic treatment facility to the existing Well Site 115. This 15-acre site is already improved with a well facility and its associated access drives, parking, and operations areas.

The proposed site improvements include an approximately 16-foot high process building, reservoir, and perimeter wall. The arsenic treatment facility is shown with its own perimeter 8- and 10-foot high wall, separate from the existing well site perimeter wall. New truck access drive will be graded into the site to allow for direct access/exiting and these connect to the existing

vehicle access road. Trees, shrubs and ground cover will be planted along the outside of the wall to provide a buffer and screen of the improvements.

IMPACT ANALYSIS

Traffic.

The applicant states that this facility will generate 1 or fewer vehicle trips per day for monitoring of the facility. Larger trucks will visit the site once a year for operations of the site. This volume of traffic is nominal and will not adversely affect the surrounding street network.

Water/Sewer.

This facility will be part of the network of water lines and facilities in the City.

Fire.

This site plan has been reviewed by the fire department and will meet all of the access and safety requirements of the City.

Open space, scenic corridors.

The 15 acre site continues to provide adequate open space even with the addition of this new water facility. A 120-foot open space buffer is proposed along the west side of the facility while a 190-foot open space buffer is proposed along the south side of the facility.

Municipal Use Master Site Plan Findings.

The Zoning Ordinance requires findings of approval or denial of a Municipal Use Master Site Plan.

Finding for approval:

“...The proposed municipal use is of general community interest.”

Finding for denial:

“...The proposed master site plan is potentially detrimental to adjacent property.”

Staff analysis finds that the Municipal Use Master Site Plan will be of minimal impact on the surrounding community because the traffic, operations, and design of the site do not present adverse conditions. There are no detrimental functions or results of the use such as noise, smoke, or vibration that have been made apparent in the applicant’s submittal.

Community Involvement.

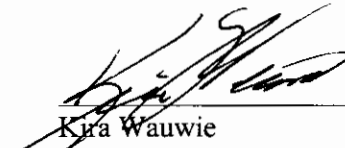
After mailing an informational letter to surrounding property owners, an open house was held on September 16, 2004 to allow presentation and discussion of this proposal. There were 16 people in attendance and the input was complementary. There have been no objections to this project.

Community Impact.

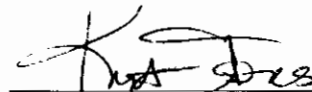
The immediate neighborhood will notice construction activities and after the facility is built and in operation the impact will be nominal; the improvements are set away from the residences and buffered with existing and supplemental vegetation.

| | |
|------------------|---|
| STAFF | Recommended Approach: |
| RECOMMENDATION | Staff recommends approval, subject to the attached stipulations. |
| RESPONSIBLE | Planning and Development Services Department |
| DEPT(S) | Current Planning Services |
| STAFF CONTACT(S) | Kira Wauwie Project Coordination Manager 480-312-7061 E-mail: kwauwie@ScottsdaleAZ.gov |

APPROVED BY



Kira Wauwie
Report Author



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 8/11/04

Project No.: 309 - PA - 04

Coordinator: Al Ward

Case No.: - -

Project Name: City of Scottsdale Arsenic Treatment Facility Site 115

Project Location: Southwest Intersection of Hayden and Deer Valley Road

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-35 Proposed Zoning:

Number of Buildings: 1 Parcel Size:

Gross Floor Area/Total Units: N/A Floor Area Ratio/Density: N/A

Parking Required: none Parking Provided: N/A

Setbacks: N - 230 feet S - 150 feet E - 250 feet W - 110 feet

Description of Request:

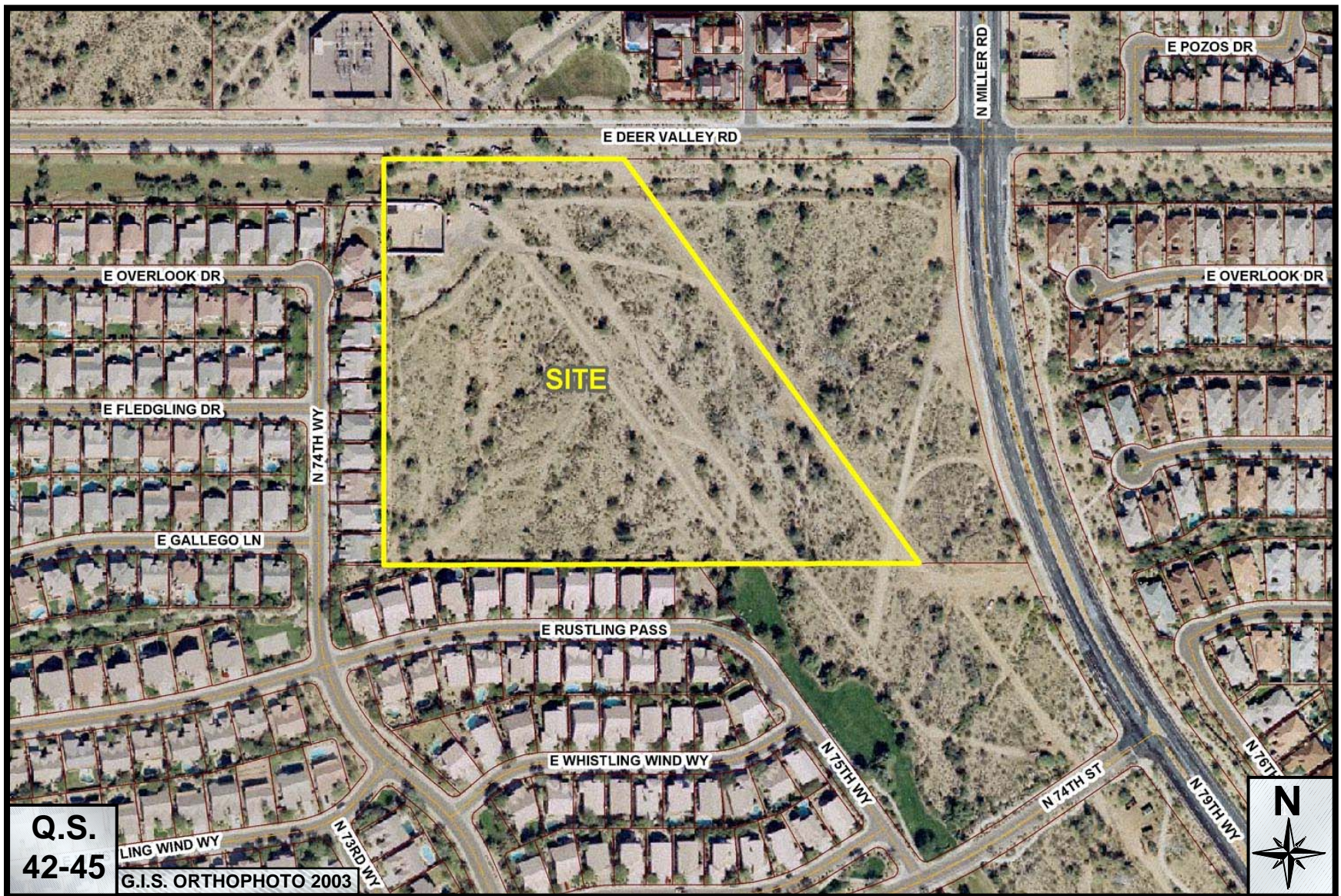
The City of Scottsdale is required by the EPA to control the amount of arsenic entering the public water system. To that end, the City is constructing an arsenic treatment facility at a City owned parcel in the southwest corner of Hayden and Deer Valley Road. The facilities consist of arsenic removal contactors, surge suppression systems, process building housing two booster pump stations, standby generator and disinfection facilities. A 2.5 million gallon reservoir will store the treated water. A 10 foot CMU stuccoed wall will enclose the facility for security purposes. The wall and the process building color will match the City's existing on-site Well 115.

ATTACHMENT #1

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

ATTACHMENT #2

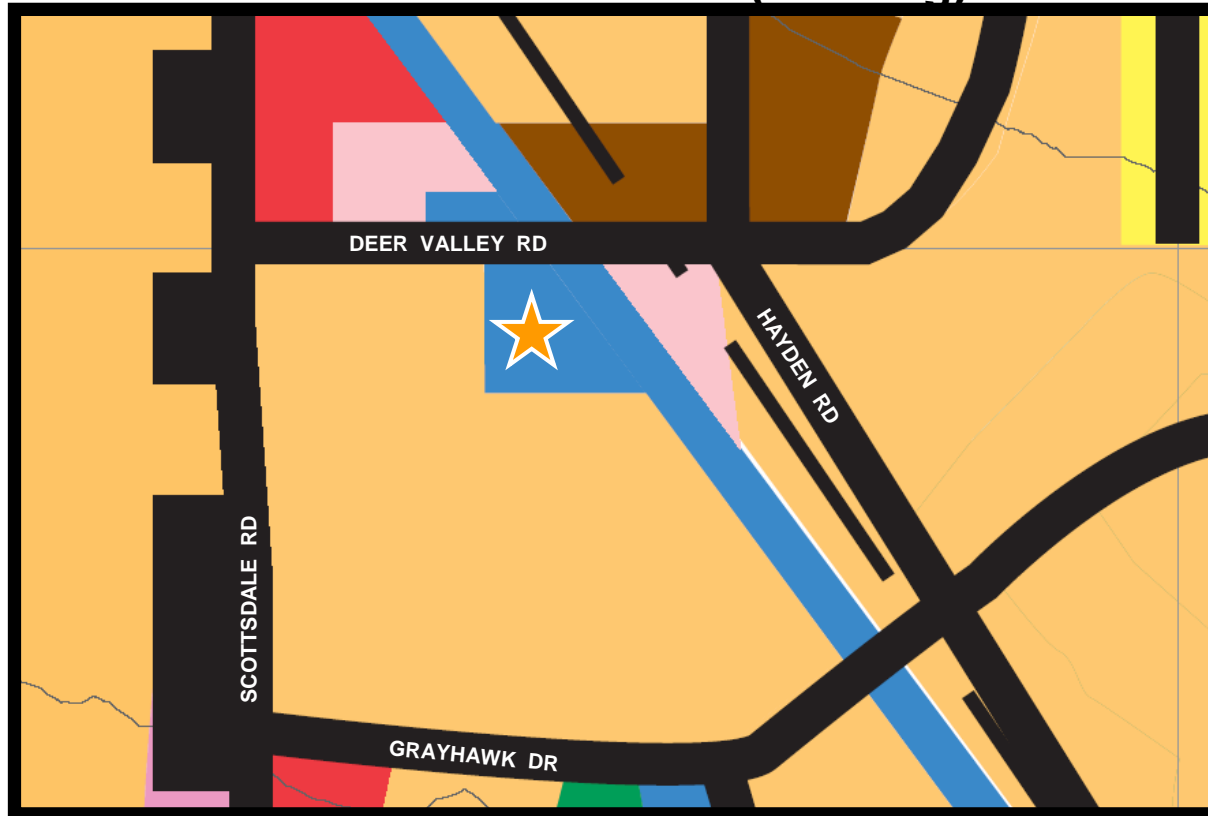


City of Scottsdale Arsenic Treatment Facility
Site 115

24-UP-2004

ATTACHMENT #2A

General Plan (Existing)



24-UP-2004
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of August 2003
Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002



ATTACHMENT #4

STIPULATIONS FOR CASE 24-UP-2004

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by CH2MHill and dated 8/20/2004. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.

ENVIRONMENTAL DESIGN

1. MATURE TREES. With the first Development Review Board submittal, the applicant shall provide a revised landscape plan, including tree specie and size at installation, demonstrating mature trees will be provided to screen the facility from the adjacent single-family district to the west and south.
2. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a 100 year peak flow rate estimated between 250 cfs and 749 cfs shall be subject to Development Review Board approval.
3. OUTDOOR LIGHTING. Any lighting shall be mounted on the inside of the perimeter wall or on the buildings and shall not be placed higher than six (6) inches below the top of the perimeter wall surrounding the facility. Light sources shall not be visible from outside the perimeter wall.

ADDITIONAL INFORMATION FOR CASE 24-UP-2004

PLANNING/DEVELOPMENT

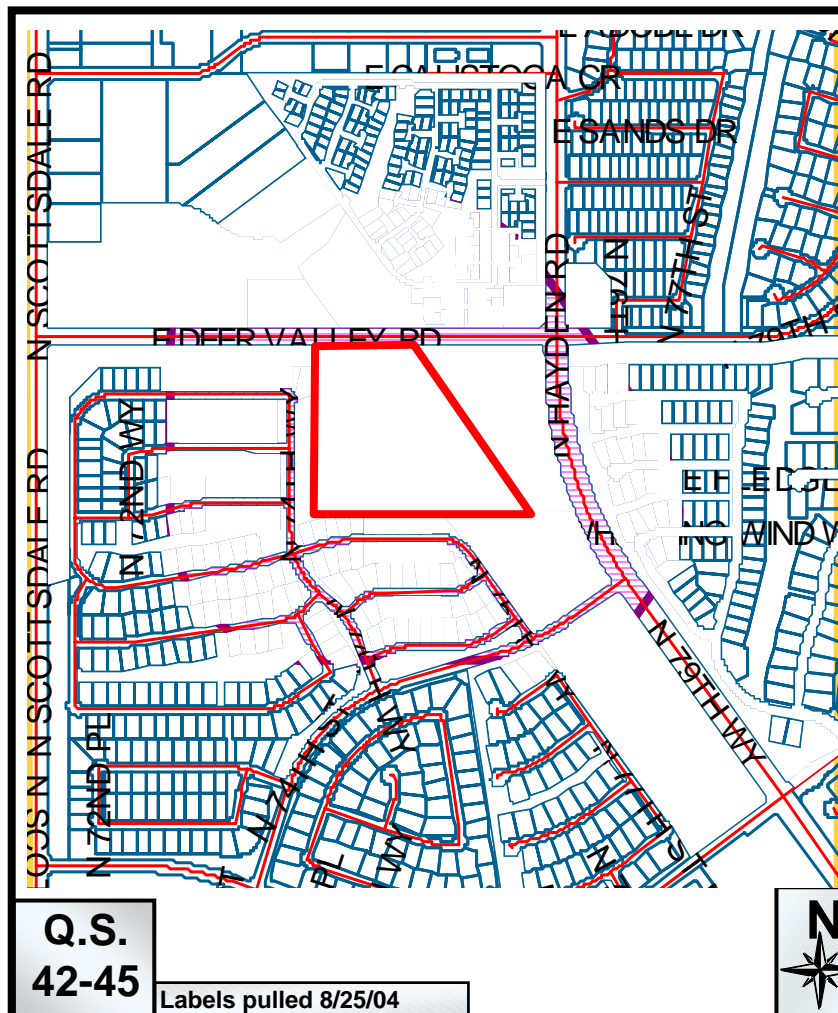
1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. color of roll-up doors shall match the building,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. major stormwater management systems,
 - e. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - f. signage.
2. **ELEVATIONS.** Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
3. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

**City of Scottsdale Water Treatment
Facility Site 115
24-UP-2004**

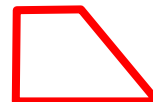
Attachment #7. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties

**Q.S.
42-45**

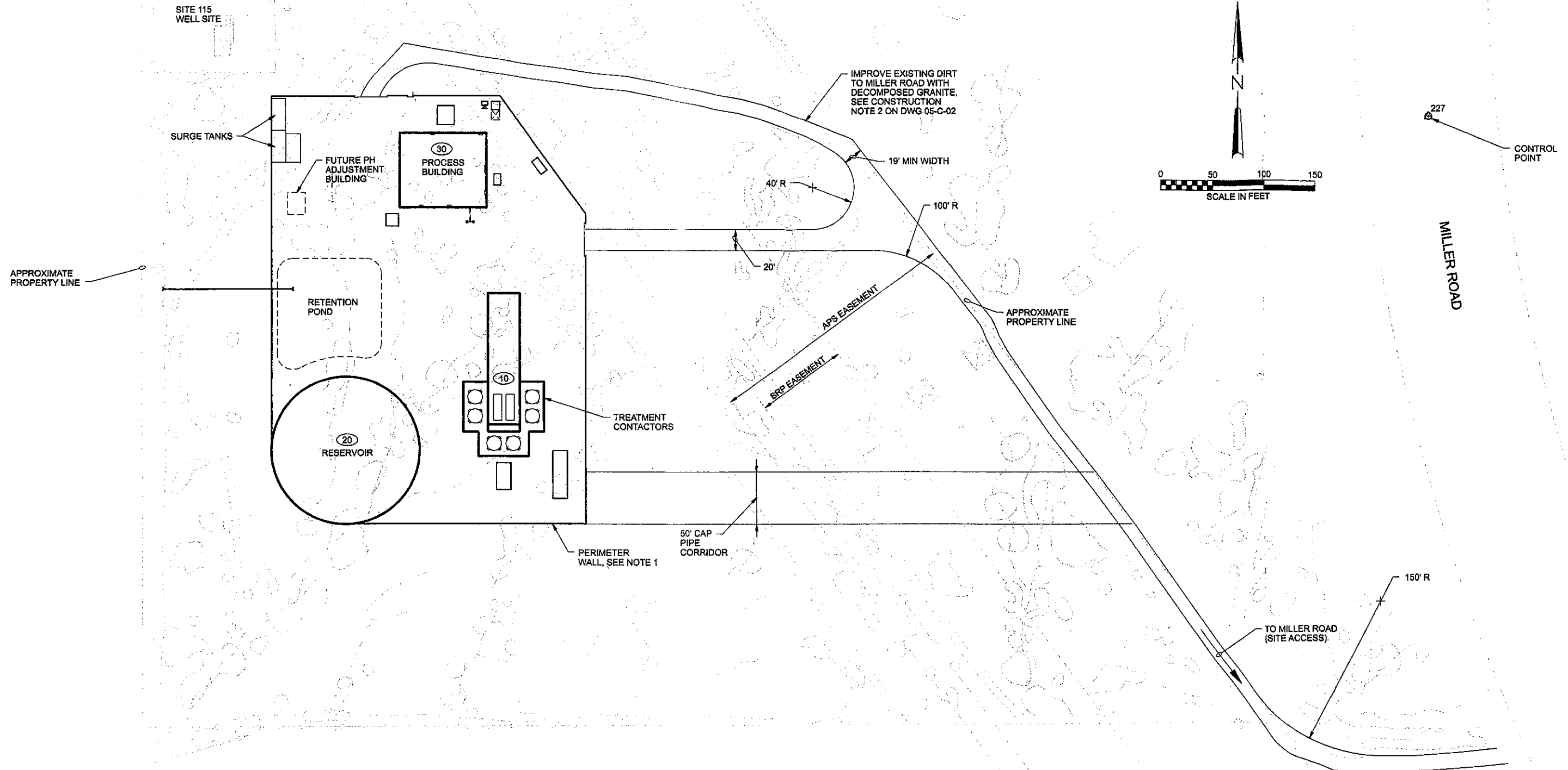
Labels pulled 8/25/04



City of Scottsdale Water Treatment Facility Site 115

24-UP-2004

ATTACHMENT #8





NOTES:

1. CONTRACTOR STAGING AREA TO BE RESTRICTED WITHIN THE BOUNDARY OF THE PERIMETER WALL. IF ADDITIONAL AREA IS REQUIRED, COORDINATE NEEDS WITH THE CITY STAFF.
2. SEE DWG 01-G-05 FOR ADDITIONAL GENEREAL SITE NOTES.

| POINT NO. | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|-----------|-----------|-----------|-----------|------------------------------|
| 227 | 976185.75 | 700005.27 | 1775.15 | CITY OF SCOTTSDALE BRASS CAP |
| 229 | 976502.79 | 699232.43 | 1767.95 | CITY OF SCOTTSDALE BRASS CAP |

HORIZ DATUM: STATE PLANE COORDINATE SYSTEM - NAD83
VERT DATUM: NAD88

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------|--|-------------|---|----|----|--|-------|-------------|------|-----------|------|----|------------|-----|----------------|-----|---------|--|-----------|----------|----------|-------------|--|--|--|-----|
| 30% PRELIMINARY DESIGN NOT FOR CONSTRUCTION | | DATE | | REVISION | | BY | | | | | | | | | | | | | | | | | | | | | |
| | | ENGINEER | | XXX | | | | | | | | | | | | | | | | | | | | | | | |
|  CH2MHILL 2625 SOUTH PLAZA DRIVE SUITE 300 TEMPE, AZ 85282 TEL 480.968.8188 | |  MUNICIPAL SERVICES DEPARTMENT CAPITAL PROJECT MANAGEMENT 7447 E. INDIAN SCHOOL ROAD SCOTTSDALE ARIZONA 85261 | | ARSENIC TREATMENT FACILITY - SITE 115 CIVIL SITE DEVELOPMENT OVERALL SITE PLAN | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <td>SCALE</td> <td>DESIGNED BY</td> <td>DATE</td> <td>SHEET NO.</td> <td>SHT.</td> <td>OF</td> </tr> <tr> <td>HORIZ. N/A</td> <td>XXX</td> <td>August 20 2004</td> <td>N/A</td> <td>05-C-01</td> <td></td> </tr> <tr> <td>VERT. N/A</td> <td>DRAWN BY</td> <td>AS-BUILT</td> <td>PROJECT NO.</td> <td></td> <td></td> </tr> <tr> <td></td> <td>XXX</td> <td>N/A</td> <td></td> <td></td> <td></td> </tr> </table> | | | | SCALE | DESIGNED BY | DATE | SHEET NO. | SHT. | OF | HORIZ. N/A | XXX | August 20 2004 | N/A | 05-C-01 | | VERT. N/A | DRAWN BY | AS-BUILT | PROJECT NO. | | | | XXX |
| SCALE | DESIGNED BY | DATE | SHEET NO. | SHT. | OF | | | | | | | | | | | | | | | | | | | | | | |
| HORIZ. N/A | XXX | August 20 2004 | N/A | 05-C-01 | | | | | | | | | | | | | | | | | | | | | | | |
| VERT. N/A | DRAWN BY | AS-BUILT | PROJECT NO. | | | | | | | | | | | | | | | | | | | | | | | | |
| | XXX | N/A | | | | | | | | | | | | | | | | | | | | | | | | | |